

Comparison of Proposed Locational Criteria for Combined Lowrise Multifamily Zones

	Lowrise 1 (LR1)	Lowrise 2 (LR2)	Lowrise 3 (LR3)
Function Statement	To provide opportunities for low-density multifamily housing, primarily cottage housing and rowhouses, suitable for a variety of households who prefer housing with characteristics similar to those of single family houses. New housing is provided through infill development that is compatible with single family structures, but allows for the creation over time of block fronts of rowhouses. This zone also promotes conversion of existing single family structures to duplexes and triplexes, thus allowing for increased density while maintaining compatibility with single family development.	To provide opportunities for a variety of multifamily housing types at a scale compatible with single-family structures, but at a greater density than LR1 zones.	To provide opportunities for a range of multifamily housing types in existing multifamily neighborhoods characterized by a mix of small to moderate scale residential structures, or to accommodate redevelopment that results in similar structures.
Relationship to City's Urban Village Growth Strategy	Areas located outside of urban centers, urban villages, and Station Area Overlay Districts, or limited areas within these locations to provide opportunities for a diversity of housing types within denser environments.	Areas located in or adjacent to urban centers, urban villages, and Station Area Overlay Districts or on arterial streets.	Areas located in urban centers, urban villages, and Station Area Overlay Districts, or on an arterial well-served by transit.
Area Character	Areas similar to single family zones, characterized by a mix of single family structures, similarly scaled multifamily structures, and single family structures converted to multiple units or well-suited to conversion.	Areas with residential structures that are compatible in scale with SF and LR1 zones.	Areas with residential structures that are compatible in scale with neighborhood commercial zones with 30 or 40 foot height limits.

	Lowrise 1 (LR1)	Lowrise 2 (LR2)	Lowrise 3 (LR3)
Use as a Transitional Zone	Areas where it is desirable to provide a gradual transition between single family zoned areas and areas of more intensive multifamily or commercial development.	Areas where it is desirable to limit building height and bulk to provide a gradual transition between SF and LR1 zones and areas of more intensive multifamily or commercial development.	Areas where it is desirable to provide a transition in scale between LR1 and LR2 zones and areas of more intensive multifamily or commercial development.
Access characteristics	Areas where local access and circulation conditions can accommodate low density multifamily development that is oriented to the ground level and the street, and where narrow streets, lack of alleys, and/or irregular street patterns make local access and circulation less suitable for higher density multifamily development.	Areas where local access and circulation conditions can accommodate low density multifamily development.	Areas generally platted with alleys, and that are served by streets that are of sufficient width for two-way traffic and parking on at least one curb.
Location on arterial	Areas generally not located on principal or collector arterials.	May be located on an arterial street, or in areas that can be accessed from an arterial street without the use of streets that pass through lower density zones.	May be located on an arterial street, or in areas that can be accessed from an arterial street without the use of streets that pass through lower density zones.
Transit Service	Areas served by at least one transit line.	Areas well served by public transit.	Areas well served by public transit.
Location Near Services	Areas close to existing or projected public facilities used by households with children, including schools, parks and community centers.	Areas in proximity to, and with good pedestrian connections to, existing or projected facilities and services, such as commercial uses, parks, and schools.	Areas in close proximity to, and with good pedestrian connections to, employment opportunities and existing or projected facilities and services, such as retail uses, parks, and schools.

	Lowrise 1 (LR1)	Lowrise 2 (LR2)	Lowrise 3 (LR3)
Specific adopted Neighborhood Plan Direction	Not Applicable.	Not Applicable.	Land zoned SF, LR1, and LR2 within the following areas may not be rezoned to LR3: 1. The following urban villages: Admiral, Eastlake, Lake City, Morgan Junction, Upper Queen Anne, and Wallingford; and 2. The Delridge Neighborhood Revitalization Area, as shown in Exhibit A for 23.34.020, unless the LR3 zone would facilitate a mixed-income housing development initiated by a public agency and a property use and a development agreement is executed pursuant to Chapter 23.76.
Limits on rezoning land from single family to multifamily	Areas zoned single family may be rezoned to LR1 only when the provisions of Section 23.34.010 are met.	Areas zoned single family may be rezoned to LR2 only when the provisions of Section 23.34.010 are met.	Areas zoned single family may be rezoned to LR3 only when the provisions of Section 23.34.010 are met.